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Zoning Board of Appeals

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, September 28, 2006** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

MINOR AREA VARIANCE

ZB2006-057 Minor Area Variance to allow setback deficiencies related to a proposal to reconstruct a garage at 60 Valley View Avenue, off Hoosick Street, an R-2 Zone District, ID 101.34-3-15. Applicant is Clarence Christiansen, 60 Valley View Ave. Troy, NY 12180.

MAJOR AREA VARIANCE

ZB2006-055 Major Area Variance to allow a rear and side setback deficiencies and off street parking deficiency related to a proposal to rehabilitate and occupy a residential building at 8 Washington Place, an R-4 Zone District, ID 101.77-1-8. Applicant is Sandra Collins, 505 Riverview Dr. Green Island, NY 12183.

ZB2006-054 Major Area Variance to allow parking deficiency related to expansion of a future restaurant and excessive signage on a future grocery store at 377 Congress Street, at 15th, a B-2 Zone District, ID 101.79-2-13. Applicant is Jan Seimiginowski 15 Grandview Dr. Poestenkill, NY 12140.

SPECIAL USE PERMIT

ZB2006-049 Special Use Permit to allow conversion of a former health related facility into a church at 205 Oakwood Avenue, at Humiston, an R-2 Zone District, ID 90.-3-9.1. Applicant is Gracjan Nawrot, 32 Woodstead Rd. Ballston Lake, NY 12019.

CHANGE OF NONCONFORMING USE

ZB2006-038 Change of Nonconforming Use to allow a former welding business to be converted into a waste disposal debris business at 3 Burrett Lane, at Forest Avenue, an R-2 Zone District. Applicant is William Haupt, PO Box 435 Wynantskill, NY 12198.

ZB2006-046 Change of Non-conforming Use to allow conversion of a former auto body shop into a woodworking shop and apartments at 1049 Fifth Avenue, at Jefferson Street, an R-4 Zone District, ID 101.77-13-5. Applicant is Devin Dascher 426 Second St. Troy, NY 12180.

ZB2006-051 Change of Non-conforming Use and Major Area Variance to allow conversion of a former health related facility into a retail card shop and auction site at 9 125th Street, at Third Avenue, an R-1 Zone District, ID 70.80-4-5. Applicant is William Hodges 97 Broad St. Waterford, NY 12188.

USE VARIANCE

ZB2006-058 Use Variance to allow a former auto related business to be reestablished as an auto repair, auto body, and auto sales business, with an existing towing business at 520 Fifth Avenue, at 114th Street, B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox Jr. PO Box 562 Clifton Park, NY 12065.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4557. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals
Jay Vandenburg, Chairperson